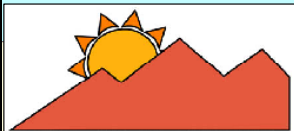




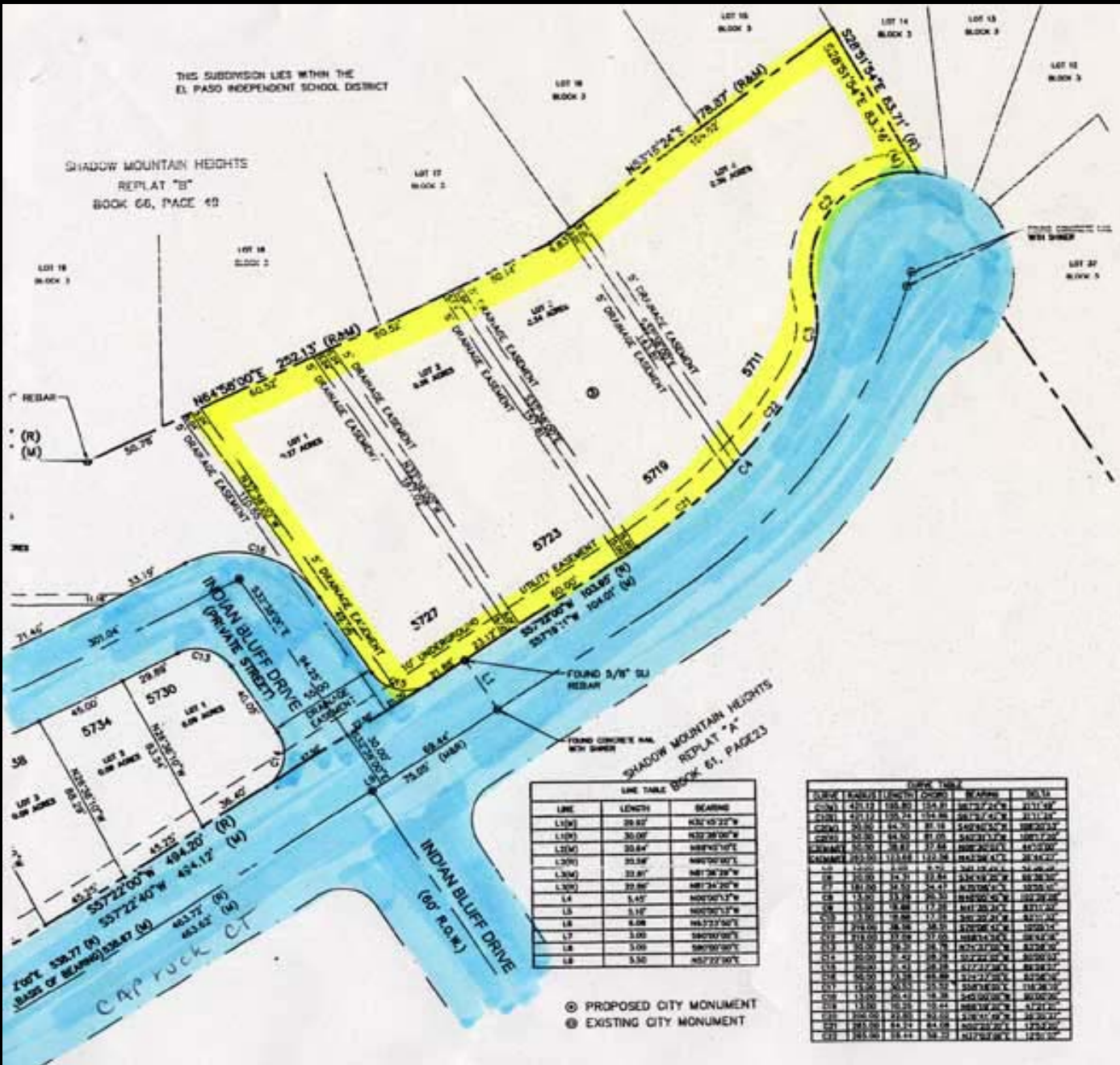


ZON04-00083



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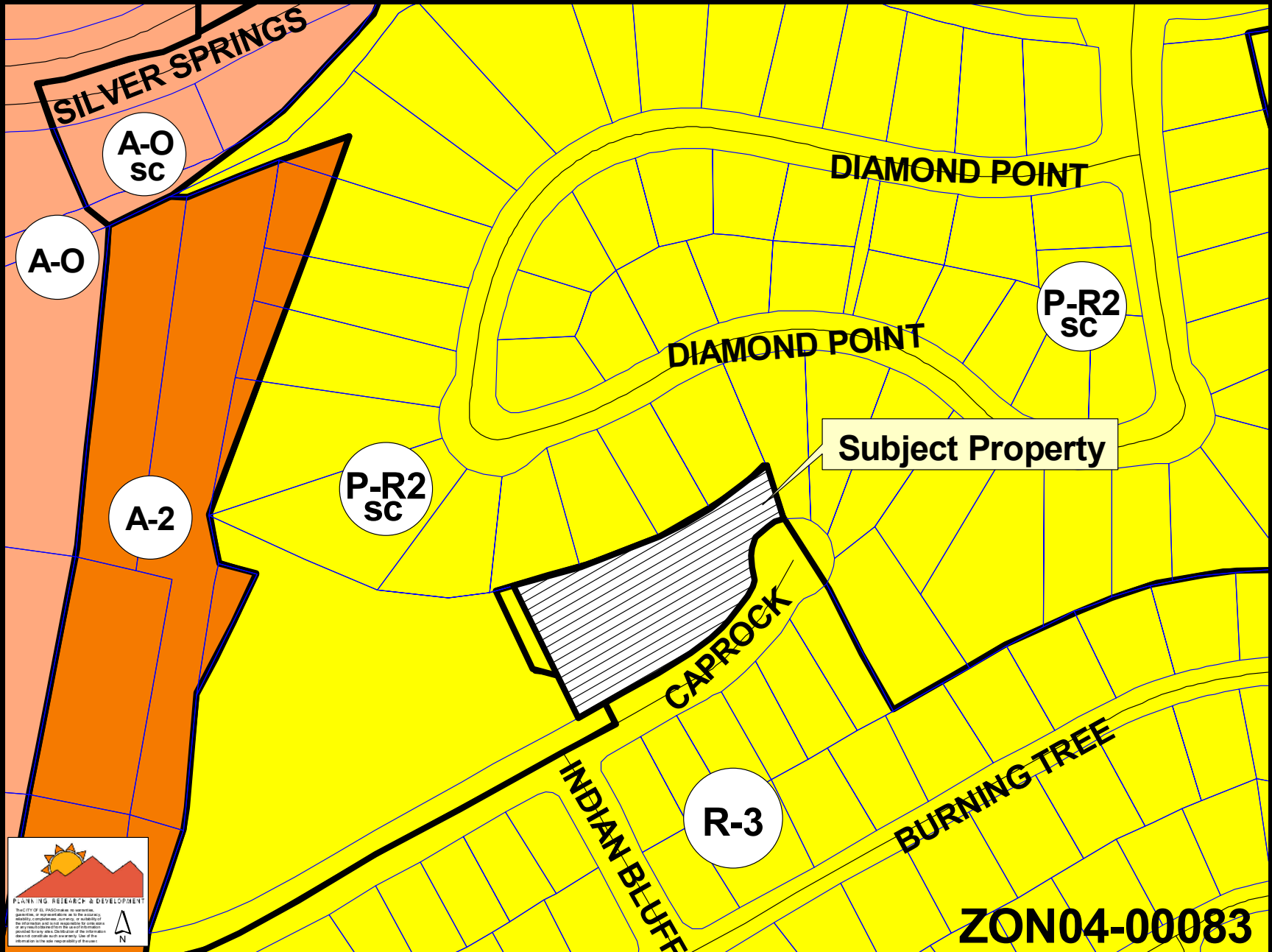


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ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 36, BLOCK 3, SHADOW MOUNTAIN HEIGHTS REPLAT B, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) AND PR-II/SC (PLANNED RESIDENTIAL II/SPECIAL CONTRACT) TO R-4 (RESIDENTIAL) AND R-4/SC (RESIDENTIAL/SPECIAL CONTRACT). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Lot 36, Block 3, Shadow Mountain Heights Replat B, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-3 (Residential) and PR-II/sc (Planned Residential II/special contract) to R-4 (Residential) and R-4/sc (Residential/special contract)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 21st day of September, 2004.

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

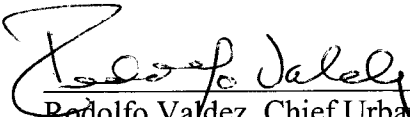
Richarda Duffy Momsen
City Clerk

(additional signatures on the following page)

APPROVED AS TO CONTENT:



Fred Lopez, Zoning Coordinator
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson, Assistant City Attorney

Exhibit "A"

August 18, 2004

LEGAL DESCRIPTION OF A 1.15 ACRE TRACT

A tract of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as Part of Lot 36, Block 3, Shadow Mountain Heights, Replat "B" as filed in Book 66, Page 49 of the Plat Records of El Paso County, and being more particularly described as follows, to wit:

COMMENCING for reference at a city monument found at the centerline intersection of Indian Bluff Drive and Caprock Court; Thence, following the centerline of Caprock Court, North 57°22'00" East, 75.05 feet to a found concrete nail with shiner; Thence, leaving the centerline of Caprock Court, North 32°38'00" West, 30.00 feet to the northerly right-of-way line of Caprock Court for the **POINT OF BEGINNING** of the tract herein described;

THENCE, following the northerly right-of-way line of Caprock Court, South 57°22'00" West, 21.88 feet to a point of curvature;

THENCE, leaving the northerly right-of-way line of Caprock Court and following the arc of a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00", an arc length of 31.42 feet, and whose long chord bears North 77°37'58" West, 28.28 feet to a point of tangency;

THENCE, North 32°38'00" West, 156.82 feet to the northerly boundary line of said Lot 36, for the northwest corner of the tract herein described;

THENCE, following the northerly boundary line of said Lot 36, North 64°58'00" East, 196.46 feet to an angle point;

THENCE, continuing along the northerly boundary line of said Lot 36, North 53°16'24" East, 178.87 feet to the easterly boundary line of said Lot 36 for the northeast corner of the tract herein described;

THENCE, following the easterly line of said Lot 36, South 28°51'54" East, 83.71 feet to a point on the northerly right-of-way line of Caprock Court for the beginning of a non-tangent curve to the left;

THENCE, following the northerly right-of-way line of Caprock Court along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 108°30'53", an arc length of 94.50 feet, and whose long chord bears South 40°31'13" West, 81.05 feet to a point of reverse curvature;

THENCE, continuing along the northerly right-of-way line of Caprock Court along the arc of a curve to the right having a radius of 50.00 feet, a central angle of 44°15'00", an arc length of 38.62 feet, and whose long chord bears South 08°30'03" West, 37.66 feet to a point of compound curvature;

THENCE, continuing along the northerly right-of-way line of Caprock Court along the arc of a curve to the right having a radius of 265.00 feet, a central angle of $26^{\circ}44'27''$, an arc length of 123.68 feet, and whose long chord bears South $43^{\circ}59'46''$ West, 122.56 feet to a point of tangency;

THENCE, continuing along the northerly right-of-way line of Caprock Court South $57^{\circ}22'00''$ West, 103.95 feet to the **POINT OF BEGINNING**;

Said tract containing **1.15 acres**, more or less, and being subject to easements of record.